



MILPITAS PLANNING COMMISSION AGENDA REPORT

PRESENTATION

Meeting Date: March 26, 2008

APPLICATION:

**PRESENTATION ON SOUTH MAIN STREET STREETScape –
PHASE I PROJECT**

APPLICATION
SUMMARY:

Progress report regarding the implementation of streetscape improvements.

LOCATION:

N/A

APPLICANT:

N/A

OWNER:

N/A

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1. Receive, note and file staff report regarding the implementation of the South Main Street Streetscape – Phase I Project**

PROJECT DATA:

N/A

General Plan/

N/A

Zoning Designation:

N/A

Overlay District:

N/A

Specific Plan:

N/A

Site Area:

South Abel Street and South Main Street between Great Mall Parkway and Montague Expressway

CEQA Determination:

Exempt

PLANNER:

Jaime O. Rodriguez, Traffic Engineer

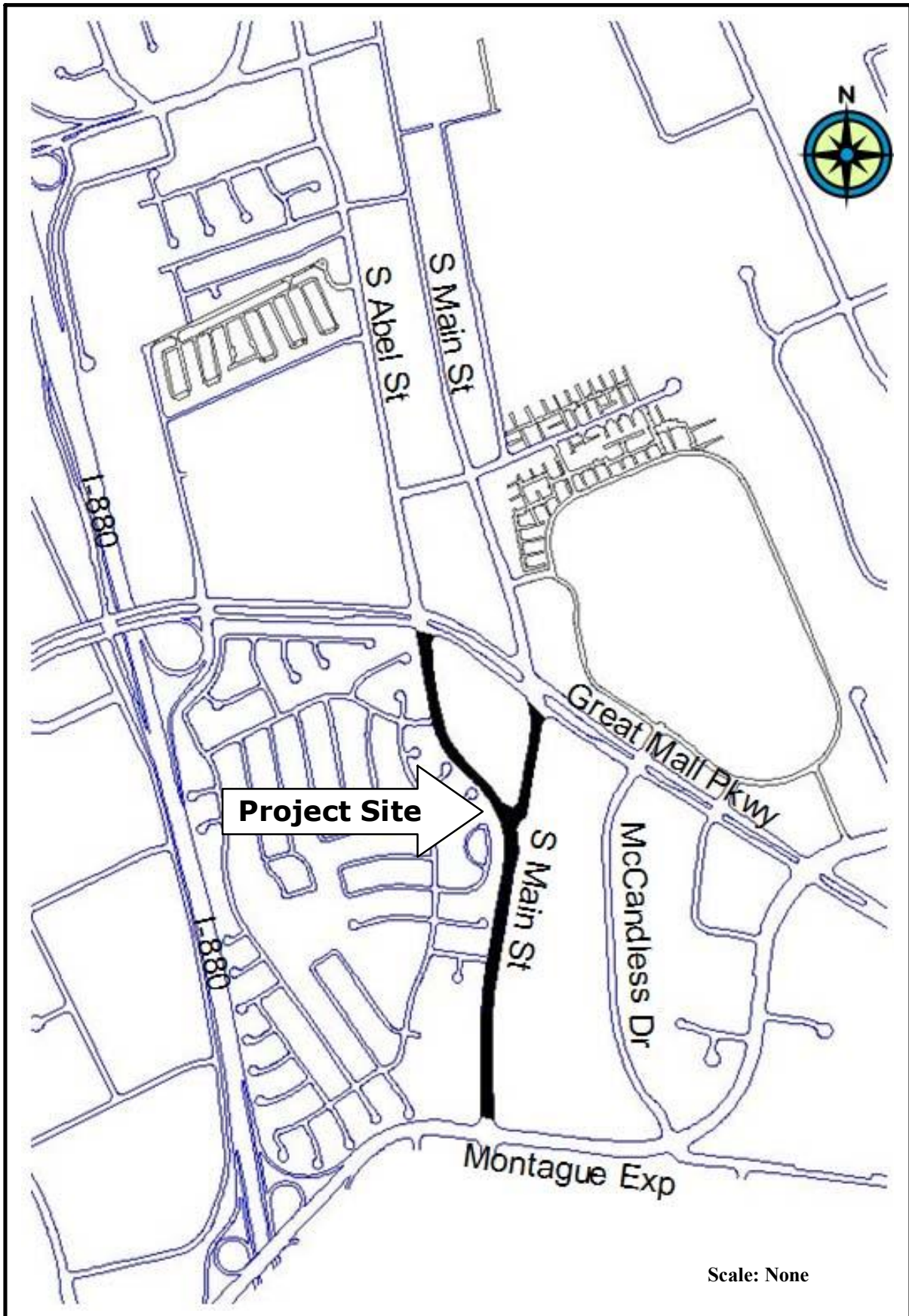
PJ:

CP4243

ATTACHMENTS:

None

LOCATION MAP



BACKGROUND

The City Council adopted the South Main Street Plan Line Study on March 20, 2007 which identifies the build-out of streetscape improvements on South Abel Street and South Main Street between Great Mall Parkway and Montague Expressway. The Plan identifies appropriate median island configurations to guide private development and build consistency in the implementation of off-site improvements including gateway treatments, decorative street lighting and sidewalk treatments, landscaping, street furniture, and decorative transit shelters to promote the use of public transit and encourage pedestrian activity through the corridor. These streetscape elements are consistent with those identified in the Midtown Specific Plan and recently installed on South Abel Street north of Great Mall Parkway.

Financing the implementation of the \$6.9M public improvements was also addressed in the report to Council with the adoption of a Traffic Impact Fee (TIF) of \$284.00 per Average Daily Trip generated by development, escalated to 2008 dollars. The TIF focuses primarily on funding the implementation of median island improvements and improvements along undevelopable private frontages. A majority of the sidewalk frontage improvements in the corridor will be completed by private development as part of standard off-site improvement requirements. Where it is possible, public-private partnerships with the development community are pursued to implement the median island improvements in-lieu of collecting the TIF.

PROJECT DESCRIPTION

In 2007, the City received an \$850,000 grant from the Valley Transportation Authority (VTA) – Community Design & Transportation (CDT) program to implement the South Main St Streetscape – Phase I project recognizing the community and public transit benefits to implementing the plan's vision. This project includes the implementation of streetscape improvements along the west sides of South Abel Street and South Main Street between Great Mall Parkway and Cedar Way including the median island and frontage improvements in front of Liberty Plaza. A 30% local project match of \$350,000 from the Capital Improvement Program is provided with the project.

DKS Associates, who also prepared the Plan Line Study will complete the design of the grant-funded project. A kick-off meeting with the design consultant is scheduled on March 6, 2008. Approval of the final improvement plans will be required from the California Department of Transportation (Caltrans) as part of the grant requirements. Pending Caltrans approval, staff anticipates beginning construction in Spring 2009.

Implementation of the streetscape improvements along the remainder of the South Main Street Plan Line Study corridor is on-going. Active private development projects in the corridor have already revised their off-site improvement plans to be consistent with the Plan Line Study report or are in the process of doing so including Centria, Matteson, Alexan, Aspen Family, and Paragon.

ENVIRONMENTAL REVIEW

A Statement of Exemption from the City of Milpitas was received on September 27, 2007. Caltrans will provide their own CEQA and NEPA review as part the grant requirements.

PUBLIC COMMENT/OUTREACH

Development of the South Main Street Plan Line Study included three public meetings; one meeting was focused solely with the development community to help determine appropriate median island configurations and two additional meetings with the surrounding community and existing businesses to solicit input on streetscape treatments.

CONCLUSION

Implementation of the South Main Street Streetscape – Phase I project will complete the implementation of public improvements as envisioned in the South Main Street Plan Line Study within the public right-of-way responsibility. On-going public-private partnerships with the development community will build the remainder of the improvements.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission receive, note and file the staff report regarding the implementation of the South Main Streetscape – Phase I project

Attachments: None